Notice Of
Invitation for Expression of Interest (EoI)

For

Specialized land and construction valuation works

National Cooperative Consumers' Federation of India Limited (NCCF)

3rd Floor, Western Wing,
Nehru Sahakar Bhawan,
Bhawani Singh Marg,
Jaipur (Raj.) - 302001

SCOPE FOR EXPRESSION OF INTEREST

The National Cooperative Consumers' Federation of India Limited (NCCF), Jaipur Branch, is executing affordable housing projects under the Chief Minister Jan Awas Yojana (CMJAY-2015) across five locations in Rajasthan: Rajsamand, Jhalawar, Bundi, Pali, and Keshorai Patan. As per project guidelines, construction along with basic amenities must be executed on 75% of the total project land area, with the remaining 25% allocated to the developer in lieu of construction. To expedite construction, ensure smooth project completion, and facilitate financial assessment, NCCF Jaipur invites Expressions of Interest (EoI) for empanelment from eligible, Government-approved Registered Valuers / Valuation Agencies. The empaneled agency shall execute the assignment independently using its in-house resources, without sub-contracting or assigning any part of the project to third parties.

The agency must be a government-recognized valuer, registered valuer, valuation firm, or an agency possessing an experienced team capable of valuing land and construction works (comprising civil and electrical engineers). Agencies holding ISO certification in these fields will be given preference.

S. No.	Location	Area of 25% Land (Sq. Mtr.)	Area of 75% Land (Sq. Mtr.)	Total Land Area (Sq. Mtr.)
1.	Rajsamand	10,000	30,000	40,000
2.	Jhalawar	13,960	41,878	55,538
3.	Bundi	10,583	31,749	42,332
4.	Pali	10,000	30,000	40,000
5.	Keshoraipatan	13,748	47,250	60,998

SCOPE OF WORK

The selected Valuer/Agency shall undertake the following activities:

1. **Physical Inspection & Verification:** Conduct complete site visits and physical verification of respective land parcels, current site conditions, and executed construction works.
2. The scope of work shall also include evaluation and assessment of Electrical, Plumbing, and other allied works, wherever applicable.
3. Verification of payments made till date under CMJAY-2015 against the work executed, based on available records, bills, vouchers, payment records, and other relevant documents.
4. **25% Land Component (Current Market Value):** Assess the prevailing market value of the prescribed 25% developer land component based on appropriate valuation methodologies and current market evidence.
5. **25% Land Component (Future Projection):** Assess the probable market value of the 25% land component over the next two (2) years, factoring in market trends, local development conditions, and applicable growth indicators.
6. **Assessment of Executed Construction Works (75% Land Component):** Evaluate the value of all civil/development works executed on the remaining 75% land, which includes the following tasks:

- Work carried out by M/s Desert Green Private Limited at the Bundi site prior to June 20, 2023.
- Work carried out by M/s Desert Green Private Limited at the Jhalawar site prior to June 22, 2023.
- Work carried out by M/s Desert Green Private Limited at the Rajsamand, Pali, and Jhalawar sites prior to August 18, 2023.

- Work carried out by M/s Shri Ganesh Construction Company at the Bundi site after June 20, 2023 to till date.
- Work carried out by M/s Shri Ganesh Construction Company at the Jhalawar site after June 22, 2023 to till date.
- Work carried out by M/s Shri Ganesh Construction Company at the Rajsamand site after August 18, 2023 to till date.
- Work carried out by M/s Vivek Construction Company at the Pali and Keshoraipatan sites after August 18, 2023 to till date.

7. **Technical Verification**: Determining the nature, scope, current status, and total value of all construction works executed to date, based on physical measurements/inspections and available documents.
8. **Report Contents:** Include site photographs, property descriptions, boundary/location details, area calculations, chosen valuation methodologies, market evidence, circle/DLC rates, explicit assumptions, and detailed calculation worksheets.
9. **Document Examination:** Thoroughly examine all title documents, approved layout plans, site plans, and project records provided by NCCF and project agencies.
10. **Authentication & Support:** Submit final reports duly signed, stamped, and authenticated by a Government-Approved/Registered Valuer, and provide any necessary post-submission clarifications to NCCF as required.
11. **Execute any other work as instructed by NCCF.**

SCHEDULE OF SUBMISSION OF PROPOSAL

1.	Opening Date of Advertisement on CPPP/NCCF Website	07th October 2026
2.	Pre EoI Meeting	14th October 2026 (3:00 PM)
3.	Last Date for submission of proposal	27th October 2026 (1:00 PM)
4.	EOI opening date	27th October 2026 (3:00 PM)

The proposal shall be submitted in hard copy to the NCCF Jaipur Office address mentioned above, either through Speed Post or by hand, and must reach the designated office on or before 01:00 PM on the prescribed last date for submission.

ELIGIBILITY CRITERIA

1. Entity & Registration Requirements

- The applicant must be a government-recognized valuer, registered valuer, valuation firm, or a legal entity (company registered under the Companies Act, partnership firm, or proprietorship).
- The agency must possess a valid PAN and GST registration certificate.

2. Technical Capacity & Team

- The agency must have its own experienced technical team, including civil and electrical engineers capable of valuing land and construction works.
- The entire valuation work must be carried out using in-house resources; sub-contracting or assigning the work to a third party is prohibited.

3. Experience Requirements

The agency must provide experience certificates for evaluation/construction-related projects undertaken during the last 3 years.

4. Financial Capability

- The firm must possess CA-certified balance sheets for at least 3 of the last 5 years.

5. Financial Submissions (EMD & Processing Fee)

- **Earnest Money Deposit (EMD):** Submission of a mandatory Earnest Money Deposit (EMD) of **₹10,000/-** (Rupees Ten Thousand only) is required. The EMD is **refundable, without interest,** to unsuccessful bidders after the finalization of the EoI.
- **Processing Fee:** A **non-refundable** processing fee of **₹1,000/-** (+18% GST) (Rupees One Thousand one hundred eighty rupees only) must be paid via RTGS/NEFT.

6. LEGAL PROVISIONS AND DECLARATIONS

a) **Statutory & Regulatory Compliance**

- Adherence to Laws: The applicant/agency shall fully comply with all applicable central, state, and local laws, regulations, guidelines, and statutory obligations in force, including but not limited to the Companies Act, Income Tax Act, GST laws, and guidelines issued by the Insolvency and Bankruptcy Board of India (IBBI) or applicable Valuers' Registration bodies.
- Accuracy of Disclosures: All information, financial statements, experience certificates, and credentials submitted as part of this EOI application are declared to be true, authentic, and complete. Any misrepresentation, suppression of material facts, or fraudulent submission shall lead to immediate rejection of the EOI application, cancellation of empanelment, and legal proceedings under the relevant provisions of the Bharatiya Nyaya Sanhita and applicable laws.

b) **Indemnity & Non-Liability**

- Indemnification: The agency shall indemnify, defend, and hold harmless NCCF, its officers, employees, and representatives from and against any and all claims, liabilities, losses, damages, demands, suits, or proceedings (including legal fees) arising out of or resulting from:
- Any breach of professional duty, negligence, or willful misconduct by the agency or its employees/personnel.
- Any infringement of intellectual property, copyright, or proprietary rights during the execution of the assignment.
- Any failure to comply with statutory and legal requirements applicable to the agency.
- Limitation of NCCF Liability: NCCF shall not be held liable or responsible for any injuries, losses, damages, or financial liabilities incurred by the agency, its team, or third parties during site visits, inspections, physical verifications, or valuation activities across any of the project locations.

c) Intellectual Property & Confidentiality

- Proprietary Information: All layout plans, project drawings, financial records, bill vouchers, site photographs, and technical data shared by NCCF or generated during the course of the valuation work shall remain the exclusive intellectual property of NCCF.
- Non-Disclosure Obligation: The agency shall treat all information received from NCCF or derived during the performance of the valuation assignment as strictly confidential. The agency shall not publish, disseminate, or disclose any confidential information or valuation reports to any third party, media outlet, or public forum without prior written approval from NCCF.

d) **Absolute Rights of NCCF**

- No Obligation to Empanel or Award Work: The issuance of this Expression of Interest (EOI) does not constitute a commitment or guarantee by NCCF to empanel any applicant or award any work order.
- Right to Modify or Cancel: NCCF reserves the absolute right to accept or reject any application, modify the scope of work, extend timelines, or cancel the entire EOI process at any stage without incurring any financial or legal liability toward any applicant and without being required to assign any reason.

e) **Dispute Resolution & Governing Law**

- Governing Law: This EOI process and any matters arising out of or in connection with it shall be governed by and construed in accordance with the laws of India.
- Amicable Settlement: In the event of any dispute, difference, or question arising out of or in connection with this EOI or the interpretation of any terms contained herein, the matter shall first be referred to the Branch Manager, NCCF Jaipur, for an amicable resolution.
- Jurisdiction: Courts at Jaipur, Rajasthan shall have exclusive jurisdiction to entertain and settle any legal actions, suits, or legal proceedings arising out of or related to this EOI process. (**Comment: It is advisable to incorporate the standard arbitration clause herein**)
- If the amicable resolution fails, the dispute shall be resolved through arbitration under the 'Arbitration and Conciliation Act, 1996' (as amended). The arbitration shall be conducted by a sole arbitrator to be mutually appointed by both the parties. The seat and venue of arbitration shall be Jaipur. Subject to arbitration clause, the competent courts in Jaipur, Rajasthan, shall have exclusive jurisdiction, and the matter shall be governed by the laws of India.
- **Comment: Please give another heading herein as the Dispute Resolution and Governing law Clause cannot cover the below clauses.**
- The applicant must not have been blacklisted by any Central/State Government department, PSU, or local body.
- The applicant must not have a record of poor performance, abandonment of work, or financial failure.
- NCCF may submit the agency/valuer's valuation report to any court, tribunal, arbitrator, auditor, government department, legal authority, or any other competent authority in its own interest.
- Use of Valuation Report: NCCF may use the valuation report for its official, financial, audit, recovery, legal, arbitration, and other legal purposes.

- Records Retention: The agency shall be required to preserve all valuation reports, calculations, photographs, inspection records, and supporting documents for a period of at least 1 (one) year from the date of final submission or completion of the assignment.
- The agency will be responsible for inspecting the site itself and ensuring the safety of all its employees and deployed staff.
- Key Personnel: The agency should be required to deploy the qualified personnel submitted with the EOI, with substitution only with prior approval of NCCF.
- Payments to the agency/consultant shall be strictly contingent upon the successful completion, timely submission, and formal acceptance of the final valuation reports, strictly in accordance with the applicable statutory guidelines, professional standards, and project timelines.
- Verification Rights: NCCF shall have the right to independently verify the submitted certificates and examine the relevant records and working papers.
- Re-examination/Rectification: If any error, omission, or discrepancy is found that is attributable to the valuer, NCCF shall have the right to demand clarifications, rectifications, additional reports, and re-examination.
- Professional Liability: The Valuer shall be responsible for any professional negligence, material error, omission or incorrect valuation attributable to him/her. In such cases, the Valuer shall, at his/her own cost, promptly rectify the error and undertake correction/revaluation, wherever required, without any additional fee to the Corporation.
- Disclaimer regarding future valuation: It must be clearly stated that the estimated value for the two-year period is based on assumptions and market indicators, and does not represent a guaranteed future sales value.
- Market Evidence & Report Content : The final report must detail comparable market transactions, official DLC/circle rates, methodology, assumptions, calculations, and clear justifications for the final valuation.
- Physical Verification & Reconciliation: The Valuer should be required to reconcile physically executed works with MBs, work orders, RA/final bills, payment records and other available documents and separately identify paid work, physically verified work, incomplete/defective work and unverified claims.
- Registered Valuer Eligibility: The Valuer shall possess valid registration/recognition for the relevant asset class, and the valuation report shall mention the registration number, validity and details of the authorised professional signing the report.

Evaluation & Selection Criteria

A transparent and objective criteria for scrutiny, technical evaluation, scoring and selection/empanelment of eligible Valuers shall be specified.

S. No.	Evaluation Criteria	Maximum Marks
1	Valid Registration/Recognition of Valuer for the relevant Asset Class	25
2	Experience in Valuation Assignments	25
3	Experience in Valuation Work for Government/PSU/Local Bodies	15
4	Experience in similar Land/Property Valuation Assignments	20
5	Professional Qualification and Supporting Team	10
6	Technical Presentation/Understanding of the Assignment	5
Total		**100**

Minimum Qualifying Score: 70 Marks

Selection: The eligible Valuer/Agency securing the highest marks shall be given preference for empanelment. In case of a tie, preference shall be given to the Valuer/Agency having greater experience in similar valuation assignments.

CHECKLIST OF DOCUMENTS TO BE SUBMITTED

S. No.	Description of Documents	Qualification	Supporting Document	Document Attached (Yes/No)
1.	Letter authorizing a person to interact with NCCF OF INDIA LTD	Essential	Authority letter (Annexure-I)	
2.	Undertaking from the applicant	Essential	Letter of undertaking (Annexure-II)	
3.	Earnest Money Deposit	Essential	Payment details	
4.	Processing Fees	Essential	Payment Details	
5.	Company Profile	Essential	Annexure-III	
6.	Registration Certificate (Companies Act / Partnership / Proprietorship)	Essential	Self-attested copy of Certificate of Incorporation / partnership deed	
7.	PAN / GST Registration	Essential	Copy of GSTIN and PAN Card	
8.	Completed Projects (in last 3 years)	Essential	Work orders, completion certificates (Annexure-IV)	
9.	Details of ongoing Projects	Essential	Annexure-V	
10.	Last 3 Year Balance Sheet	Essential	CA Certified copy (3 out of last 5 years)	
11.	Non-Blacklisting Declaration	Essential	Self-declaration (Annexure-VI)	
12.	List of Key Personnel with relevant technical tream experience	Essential	Signed on company letterhead	
13.	Financial Proposal & Fee Structure	Essential	Annexure-VII	

TERMS AND CONDITIONS & EXECUTION SPECIFICATIONS

1. Timelines & Execution

- **Completion Period:** The entire valuation assignment across all five locations (Rajsamand, Jhalawar, Bundi, Pali, and Keshorai Patan) shall be completed, and final authenticated reports submitted, within **one (1) month** from the date of issuance of the Work Order.
- **Execution Standard:** The valuation work shall be carried out with utmost professional care, technical expertise, and in full compliance with applicable statutory guidelines.
- **Sub-contracting Prohibition:** The empaneled agency must execute the assignment strictly using its in-house resources. Sub-contracting or assigning any portion of the work to third parties is strictly prohibited.
- **Supplementary Documentation:** The agency shall provide any supplementary analysis, certification, or documentation requested by NCCF or required under statutory guidelines.

2. Confidentiality & Property Rights

- **Confidentiality:** All documents, layout plans, data, findings, and project records associated with this assignment shall be held in strict confidence and shall not be disclosed to any third party without prior written permission from NCCF.

3. Payment Terms & Requirements

- **Contingency of Payment:** Payments are contingent upon the successful completion, submission, and acceptance of the final valuation reports in accordance with applicable guidelines.
- **Earnest Money Deposit (EMD):** An EMD of **₹10,000/-** is required along with the application. EMD will be refunded, without interest, to disqualified or unsuccessful applicants.
- **Processing Fee:** Non-refundable processing fees of **₹1,000/- (+ GST)** must be submitted via RTGS/NEFT. EOI received without the processing fee will be summarily rejected.

4. General Guidelines & Disqualifications

- **Incomplete Applications:** EOI/applications that are incomplete in any respect or inconsistent with prescribed requirements are liable for rejection.
- **Forfeiture & Disqualification:** Any willful concealment or provision of false/incorrect information will result in immediate rejection of the EOI, cancellation of empanelment, and forfeiture of the empanelment/EOI security fees.
- **Canvassing:** Any attempt to influence or canvass the selection process in any form will result in direct disqualification.
- **Corrections & Signatures:** Every page of the application must be signed and stamped by the authorized signatory. Overwriting is prohibited, and any necessary corrections must be initialed by the authorized person.
- **NCCF's Rights:** Issuance of this EOI does not constitute any commitment or confirmation on the part of NCCF to award a purchase/work order. NCCF reserves the right to postpone, modify, cancel, or reject any or all EOI at any stage without assigning any reason. Conditional EOI will not be accepted.

ANNEXURE-I

Authority letter

[On Company / Firm Letterhead]

Ref No.: **Date: _____**

To,
The Branch Manager
National Cooperative Consumers' Federation of India Ltd.
Jaipur (Rajasthan).

Subject: Letter of Authority for interacting and dealing with NCCF Jaipur.

Dear Sir/Madam,

We, **[Insert Name of Company / Firm / Organization]**, having our registered office at **[Insert Full Address]**, do hereby authorize **[Insert Authorized Person's Full Name]**, holding **[Insert Designation]** in our organization, as our official representative to interact and deal with NCCF, Jaipur Branch on our behalf.

Details of the Authorized Representative:

- **Name:** …….
- **Designation:** …….
- **Aadhaar Number/PAN Number:** …….
- **Mobile Number:** …….
- **Email ID:** …….
- Submit documents, applications, EoI and proposals to NCCF of India Ltd.
- Sign agreements, contracts, undertakings, declarations, and other necessary documents.
- Attend meetings, discuss, negotiate, and clarify official matters with NCCF officials.
- Receive official communications, letters, or notices issued by NCCF.

We hereby ratify and confirm all acts, deeds, and decisions lawfully carried out by our authorized representative under this authorization.

This authority letter remains valid until revoked by us in writing.

(Signature with Official Stamp/Seal)
Name: [Name of Signatory / Director / Owner]
Designation: ……
Contact No.: ……..

ANNEXURE – II

UNDERTAKING FROM THE APPLICANT

(On Company's Letterhead)

To,
Branch Manager
National Cooperative Consumers' Federation of India Limited (NCCF)
Jaipur,
3rd Floor, Western Wing,
Nehru Sahakar Bhawan,
Bhawani Singh Marg,
Jaipur (Raj.) - 302001

Sir,

1. I/We have read the 'Expression of Interest (EoI) No. _____' for empanelling valuation agency for 'specialized land and building valuation assignments for NCCF OF INDIA LTD' and accept all the terms and conditions stated therein.
2. The details of processing fees and EoI security amount paid through RTGS/NEFT is given below:
    - **RTGS/NEFT Number: _____**
    - **Date: _____**
    - **Bank Name/Branch: _____**
    - **Amount: _____**
3. The company profile in the prescribed format is attached herewith.

Yours faithfully,

(Signature of Applicant)
Name of Authorized Signatory: _____
Designation: _____
Mobile/Telephone No.: _____
Email: _____
(Company Seal)

ANNEXURE – III

COMPANY PROFILE

1. **Name of the Organization / Company:**
   _____

   Website: _____

2. **Name of the Contact Person:** _____

   Address: _____

   Telephone / Fax / Mobile: _____

   E-Mail: _____ _____

3. **Year of Incorporation:** _____
4. **Type of Organization:**

   a. Public Sector / Public Limited / Private Limited / Partnership / Proprietorship / Society / Any other

   b. Foreign Equity Participation (Specify name & percentage if any): _____

   c. Names of Directors / Board / Proprietors / Partners: _____

   d. Name and address of NRI(s), if any: _____

5. **Category of the firm:** Large / Medium / Small Scale Unit
6. **Address of Registered Office:** _____
7. **Number of offices (Excluding Registered Office):**
   - **India:** _____
   - **Abroad:** _____
8. **Certificate of Registration No.:** _____
9. **Permanent Account Number (PAN):** _____
10. **GST Registration No.:** _____
11. **Bank Account Details:**
    - **Name of Account Holder:** _____
    - **Name of Bank:** _____
    - **A/c No.:** _____
    - **IFSC Code:** _____

ANNEXURE – IV

DETAILS OF COMPLETED PROJECTS

Name of Client	Project Description	Project Location	Project Duration (From-To)	Value of Project

- Supporting documents to be attached.
- Additional information may be attached on a separate sheet.

ANNEXURE – V

DETAILS OF ONGOING PROJECTS

[On Company / Firm Letterhead]

S. No.	Name of Project & Brief Scope	Client Name, Address & Contact Details	Work Order	Total Contract Value (₹… Lakhs)	Stipulated Completion Date	Value of Work Completed (₹ Lakhs)

Declaration:

I / We hereby certify that the information provided above is accurate, complete, and true to the best of my/our knowledge. If any information or supporting document provided herein is found false or misleading at any stage, our EOI application shall be liable for immediate rejection.

(Signature with Official Stamp/Seal)
Name: [Name of Signatory / Director / Owner]
Designation: ……
Contact No.: ……..

ANNEXURE – VI

SELF-DECLARATION OF NOT BEING BLACKLISTED

(On Letterhead of the Applicant)

Date: _____

I/We hereby confirm that I/We have **NOT BEEN BLACKLISTED** by any Central/State Government Departments or Central/State PSU's or local bodies or other Govt. authorities.

I/We do not have any record of poor performance such as abandoning the works, not properly completing the contract, inordinate delays in completion, or financial failures etc. including ongoing works.

If, at any stage, it is found to be incorrect, I / we understand that we will be disqualified from the EOI.

(Signature and Stamp of Applicant)

ANNEXURE – VII

Financial Proposal & Fee Structure

(On Letterhead of the Applicant)

S.No.	Scope of Work / Description of Service	Qty / Property Count	Basic Unit Rate (in ₹)	Applicable GST (%)	Total Fee Incl. Taxes (in ₹)
1	Preparation and Submission of Independent Valuation Report as per Scope of Work	1 Unit			
		1 Unit			
		1 Unit			
		1 Unit			
		1 Unit			
TOTAL	Total Financial Quote (in Numbers)				
WORDS	Total Financial Quote in Words:	Rupees [Amount in Words] Only			

INSTRUCTION TO APPLICANT

Agencies expressing interest for empanelment with NCCF OF INDIA LTD for the work mentioned in scope of work, have to submit their application for EoI with all required documents as listed in this invitation of EOI.

Application of EOI may be submitted online in CPP Portal or Offline at following address:

Branch Manager
National Cooperative Consumers' Federation of India Limited (NCCF)
Jaipur,
3rd Floor, Western Wing,
Nehru Sahakar Bhawan,
Bhawani Singh Marg,
Jaipur (Raj.) – 302001
Mob.- +91 870 055 6071, +91 75034 88657
Email: nccf.jaipur141@gmail.com

- **Earnest Money Deposit:** The applicant shall provide EMD of INR 10,000.00 (Rs Ten thousand only) along with the Application for EOI documents. EMD will be refundable to disqualified/ unsuccessful applicants.
- **Processing Fees:** The applicant shall submit Rs. 1,000/- (+GST) as processing fees through RTGS/NEFT. EoI received without processing fees will be rejected.

Bank Details for EMD and Processing Fees:

- **Name of the Beneficiary:** National Cooperative Consumer Federation of India Ltd., Jaipur
- **Account Number:**1331011113
- **IFS Code:**CBIN0281065
- **Address of the Bank :** Sansar Chandra Road, Jaipur.

Applicant has to fill all the prescribed forms annexed with this Notice of invitation of EOI.